

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



50 Hampden Road | Mansfield, MA

±31,149 - 203,998 SF warehouse/distribution
available for lease in one of Massachusetts' premier
Industrial parks

ThePortfolioAtCBP.com



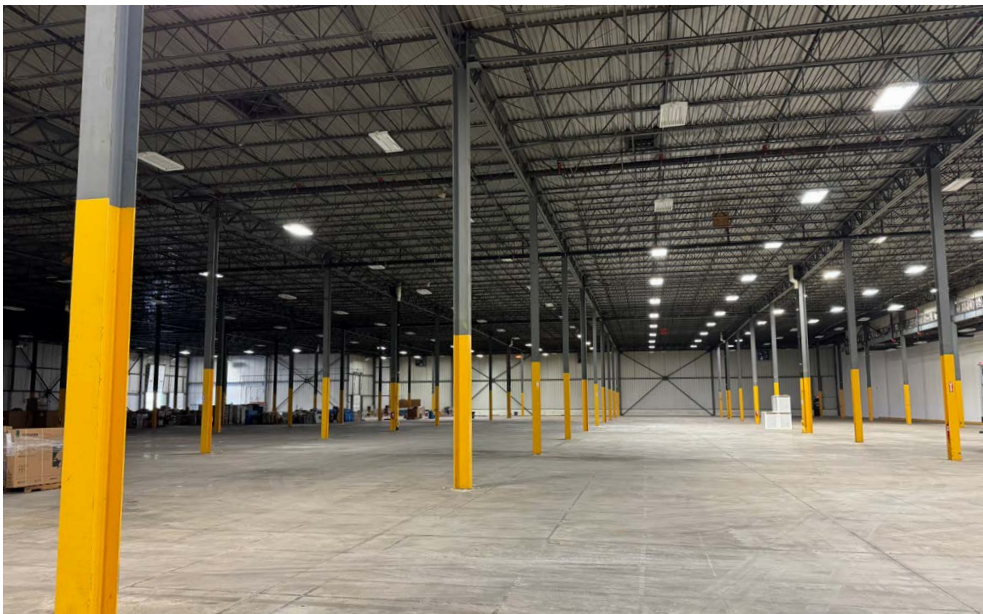
PGIM REAL ESTATE +



THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

50 Hampden Road

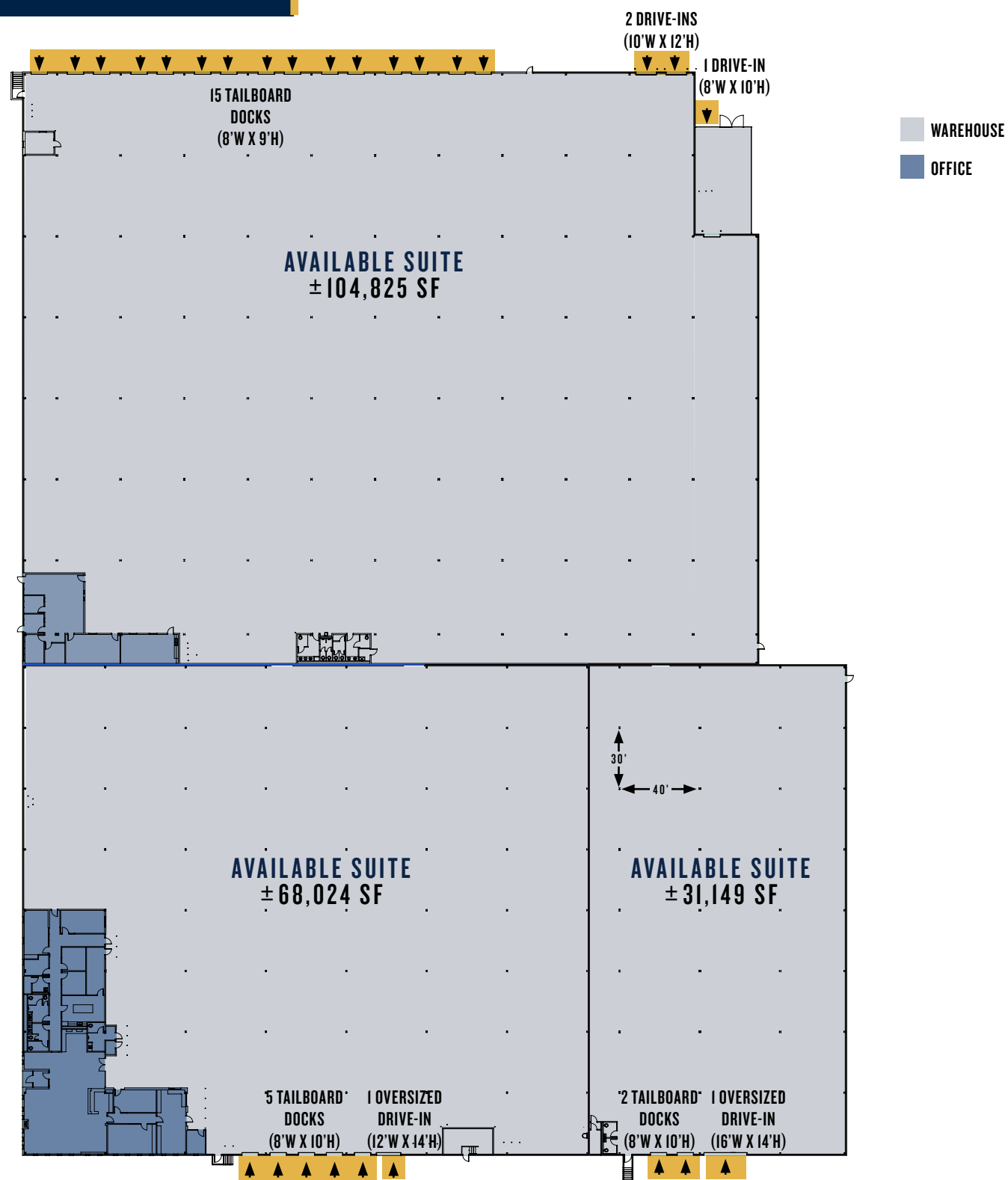
Located in Cabot Business Park, 50 Hampden Road offers a compelling warehouse/distribution and office space opportunity. Owned exclusively by PGIM, this property sits in one of the most distinguished industrial locations in the state, notably at the exchange of I-495, I-95, and Route 140. Superior access to these key highways is a driving factor in strong tenant demand and steadily high occupancy rates at Cabot Business Park.



Building Specifications

Total building size: ±203,998 SF	Available loading: 22 tailboard doors, 5 drive-ins	Power: 1,400 amps, 480/277 volts, 3-phase
Total availability: ±203,998 SF • Warehouse: ±195,586 SF • Office: ±6,310 SF	Parking: 104 auto spaces, 8 trailer spaces	Sprinkler system: ESFR
Clear height: 28'-0"	Lot size: ±12.22 acres	Utilities: • Gas: Eversource • Electric: Mansfield Electric • Water & Sewer: Town of Mansfield
Bay spacing: 30' x 40' (typical)	Year built: 1978	
	Lighting: LEDs	

AVAILABILITY



Existing building footprint: ±203,998 SF

Total availability: ±203,998 SF

- Suite 1: ±104,825 SF
Warehouse: ±102,273 SF
Office: ±2,102 SF
- Suite 2: ±68,024 SF
Warehouse: ±61,714 SF
Office: ±6,310 SF
- Suite 3: ±31,149 SF
Warehouse: ±31,149 SF

Clear height: 28'-0"

Bay spacing: 30' x 40' (typical)

Loading:

- Suite 1: 15 tailboard doors, 3 drive-ins
- Suite 2: 5 tailboard doors, 1 drive-in
- Suite 3: 2 tailboard doors, 1 drive-in

Power:

- Suite 1: 400 amps, 480 volts, 3-phase
- Suite 2: 600 amps, 480 volts, 3-phase
- Suite 3: 400 amps, 480 volts, 3-phase

PRIME LOCATION & ACCESS

As the most established and developed industrial campus south of Boston, Cabot Business Park includes a diverse and recognized tenant base that thrives on prime access to top metros and highway systems connecting the region.

Unmatched access

- I-495 – Adjacent
- I-95 – Adjacent
- Route 1 – 3 mi
- Providence – 15 mi
- Boston – 20 mi
- Worcester – 30 mi

- MBTA Providence/Stoughton Line in Mansfield to:
- South Station - 40 mins
 - Providence Station - 29 mins
 - Blue Apple Bus to Logan Int'l Airport - 1 hr 15 mins

Existing Cabot Business Park Tenants

- Amazon
 - Toyota
 - Amerisource Bergen
 - MGX Distributors
 - Hagen
 - Rexel
- Expedited Freight
 - Chex Finer Foods
 - National Lumber Co.
 - Best Buy
 - Cardinal Health



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